



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name: **Northeast Georgia**

Address: **305 Research Drive, Athens, GA 30605-2795**

RDC Contract Person: **Jim Moneyhun** Telephone No.: **706.369.5650**

Date Issued: **10/01/07** Fax No.: **706.369.5792**

Comments Due By: **10/19/07** E-mail: jmoneyhun@negplanning.org

Review Completed By: **10/24/07** Project I.D.: **DRI #1580**

Project Information

Name of Project: **#1580 Waterstone Landing**

Name of Host Government: **Greene County**

Name of Developer: **Paragon Development Group, LLC**

Type of Development: **Residential**

Specific Location of Proposed Development: **The proposed project is located within Greene County along US Highway 278, approximately 2.5 miles east of Morgan County, and 3.5 miles west of Greensboro.**

Description of Proposed Development:

The proposed project is a residential development consisting of 241 single-family detached units located on 312.26 acres. The Northeast Georgia Regional Development Center concurs with Greene County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://negplanning.org/dri/search>
If you would like a hard copy please contact Julie Ball at jball@negplanning.org or 706.369.5650

Preliminary Report:	October 1, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1580 Waterstone Landing	Project: #1580	Greene County
Comments Due By:	October 19, 2007		Finding Completed:	October 24, 2007

PROPOSED DEVELOPMENT:

The proposed project is a residential development consisting of 241 single-family detached units. The proposed development is located on 312.26 acres.

LOCATION:

The proposed project is located within Greene County along US Highway 278. The project is located approximately 2.5 miles east of Morgan County, and 3.5 miles west of Greensboro.

PROJECT PHASING:

The applicant has identified that the development will be constructed in three phases with an estimated completion date of 2012.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

The project is located within the following areas on Greene County’s Future Development Map: *Lakeside Residential* (159 acres) and *Rural Residential* (153 acres). The initial action sought by the developer is for a rezoning of the property.

Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?

This will be further determined based upon comments received from potentially impacted local governments.

Will the proposed project likely generate population increases beyond those forecast in the region?

The proposed project could generate as many as 624 new residents based on an average household size of 2.59 (based on average household size for the subject property’s area).

What other Developments of Regional Impact are planned that may affect the proposed development?

There are no known Developments of Regional Impact within a 2-mile radius of the proposed project.

Will the proposed project displace any existing housing units or community facilities?

No.

ECONOMY OF THE REGION:

Will the proposed project significantly affect the tax base of the region? If so, how?

The proposed project’s value at build-out is expected to be \$168 million. Annual property tax revenue at build-out is expected to be \$1,300,000.

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NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

The project site is located adjacent to Lake Oconee. Additionally, two intermittent tributaries of the Oconee River are located on the project site. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Oconee and the City of Greensboro's water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands along the banks of Lake Oconee. Based on the site plan the proposed project has incorporated the wetlands within the design as open space.

There are no other significant environmental features within or adjacent to the proposed project area.

Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

The percentage of impervious surface at build-out is expected to be 15%. Water quality will be addressed by four detention facilities. The applicant also indicates that roads will be lined with grassed swales to also assist with water quality. All local and state requirements must be followed in the construction and maintenance of stormwater detention areas.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy will be reduced by 20% or 60 acres at build-out. Tree canopy is expected to be 50% at tree maturity.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project is proposed by one access point along US Highway 278.

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How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	ITE Code	Units	P.M. Peak Hour			A.M. Peak Hour			24-Hour 2-Way AADT
			Enter	Exit	2-Way	Enter	Exit	2-Way	
Single-Family Detached	210	241	157	88	246	61	137	186	2,306

What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?

Existing Traffic Volumes

Road Segment	Traffic Count	Location	2001 AADT	2006 AADT
US 278	0152	1.25 miles southeast of project site	2,900	2,730

- *Traffic counts based on the Georgia Department of Transportation traffic count stations.*

Further information regarding transportation improvements may be provided by GDOT.

Are there any provisions for on-site bicycle or pedestrian facilities?

The applicant has identified that a trail system approximately four miles in length will be installed throughout the project site.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 57,000 gallons per day are expected.

How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?

The applicant reports that water service will be supplied to the project by four to five onsite wells. Piedmont Water is identified as the water service provider.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 56,000 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

The applicant reports that wastewater service will be provided by an onsite community septic system. Piedmont Water is identified as the wastewater service provider.

Solid Waste

How much solid waste will be generated by the proposed project?

According to estimates provided by the applicant approximately 1156 tons of solid waste per year will be generated by this development.

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Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

The anticipated receiving MSW landfill has been identified as Wolf Creek Landfill in Dry Branch, Georgia with a reported remaining capacity of 13 years.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

No.

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development, approximately 147 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population).

Will the proposed project adversely impact the existing or planned capacity of schools in the region?

The applicant identified the following receiving schools:

- Greensboro Elementary: 2006 enrollment 655, capacity 1,225
- Anita White Carson Middle: 2006 enrollment 466, capacity 2,684
- Greene County High: 2006 enrollment 561, capacity 1,225

This will be further determined based on comments from receiving schools and school districts.

HOUSING

Will the proposed project provide a range of housing types and values?

The applicant reports the following values:

- | | | |
|-----------|-------------------|-------------------------|
| SFD Units | 1,500 – 10,000 SF | \$400,000 - \$1,000,000 |
|-----------|-------------------|-------------------------|

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1580

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Greene
Individual completing form:	Fran Faxon
Telephone:	706.453.3333
E-mail:	ffaxon@greenecountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Waterstone Landing
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Highway 278, 145 GMD, Tax Map 031, Parcel-002
Brief Description of Project:	Single Family Residential

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	312.26 Acres (331 homes)
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Developer:	Paragon Development Group, LLC
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Mailing Address:	2556 Apple Valley Rd., #275
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Address 2:	
	City:Atlanta State: GA Zip:30319
Telephone:	404.881.7619
Email:	paragon1@bellsouth.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Patti Dyar Estate
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 60 days Overall project: 10 years
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Back to Top	

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1580

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
<p>This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.</p>	
Local Government Information	
Submitting Local Government:	Greene
Individual completing form:	Fran Faxon
Telephone:	706.453.3333
Email:	ffaxon@greencountyga.gov
Project Information	
Name of Proposed Project:	Waterstone Landing
DRI ID Number:	1580
Developer/Applicant:	Paragon Development Group, LLC
Telephone:	404.995.0906
Email(s):	paragon1@bellsouth.net
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If no, the official review process can not start until this additional information is provided.</p>	
Economic Development	
Estimated Value at Build-Out:	\$168,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,300,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
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Water Supply	
Name of water supply provider for this site:	Private water system
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.057 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, describe any plans to expand the existing water supply capacity: A private water system will be constructed as part of this development.	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	Private onsite sewer system
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.056 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: A private onsite community sewer system will be constructed as part of this development.	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	173 peak hours trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
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Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	156 tons annually
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
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Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	15%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: This project is a low density development and will have 33% open space as woods and pastures. Detention ponds will be constructed and the water will flow into Lake Oconee.	
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Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
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Back to Top	